

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at Bankstown City Council on Wednesday 13 April 2016 at 11.30am

Panel Members: Mary-Lynne Taylor (Chair), Bruce McDonald, Lindsay Fletcher, Cr Ian Stromborg

Apologies: Cr Michael Tadros Declarations of Interest: None

Determination and Statement of Reasons

2015SYW205 – Bankstown – DA-1308/2015 [49 Woodville Road, Chester Hill] as described in Schedule 1.

Date of determination: 13 April 2016

Decision:

The panel determined to approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

Panel consideration:

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.





Reasons for the panel decision:

The Panel unanimously approves the application, subject to the conditions in the Assessment Report, for the following reasons:

1. The proposed development will add to the provision of social services within West Central Metropolitan Subregion and the Bankstown local government area by provision of a school catering to the needs of students with special educational requirements.
2. The proposed development adequately satisfies the relevant State Environmental Planning Policies including SEPP 55 Remediation of Land and SEPP (Infrastructure) 2007.
3. The proposal adequately satisfies the applicable provisions and objectives of Bankstown LEP 2015 and Bankstown DCP 2015.
4. The proposed development is considered to be of appropriate scale and form and adequately consistent with the character of the locality in which it is placed.
5. The proposed development, subject to the conditions imposed, will have no unacceptable adverse impacts on the natural or built environments including the amenity of nearby residential premises or the operation of the local road system and the operation of the natural drainage system.
6. In consideration of the conclusions 1-5 above the Panel considers the proposed development is a suitable use of the site and approval of the proposal is in the public interest.

Conditions: The development application was approved subject to the conditions of the Council Assessment Report which the applicant agreed were acceptable.

Panel members:

		
Mary-Lynne Taylor (Chair)	Bruce McDonald	Lindsay Fletcher
		
Cr Ian Stromborg		

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SCHEDULE 1

1	JRPP Reference – LGA – Council Reference: 2015SYW205 – Bankstown – DA-1308/2015
2	Proposed development: Construction of a new public school for special purposes
3	Street address: 49 Woodville Road, Chester Hill
4	Applicant/Owner: NSW Public Works
5	Type of Regional development: Capital Investment Value >\$5 million – Crown Development
6	Relevant mandatory considerations: <ul style="list-style-type: none"> • State Environmental Planning Policy No. 55 – Remediation of Land • State Environmental Planning Policy (Infrastructure) 2007 • Greater Metropolitan Regional Environmental Plan No.2 – Georges River Catchment • Bankstown Local Environmental Plan 2015 • Bankstown Development Control Plan 2015 (BDCP 2015) • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality. • The suitability of the site for the development. • Any submissions made in accordance with the Environmental Planning and Assessment Act 1979 (EPA) or EPA Regulation. • The public interest, including the principles of ecologically sustainable development.
7	Material considered by the panel: Council Assessment Report Dated 31 March 2016 Written submissions during public exhibition: 3 Verbal submissions at the panel meeting: Against – Mr George Fuhrmans; On behalf of the applicant- Mr Ted Kvasnicka (Root Projects, Project Manager), Mr Hyden Calvey (McLaren Traffic Engineers, Traffic Engineer), Ms Lydia Awad (NSW Department of Education)
8	Meetings and site inspections by the panel: Site Inspection 10 December 2015 Briefing Meeting 10 December 2015 and 13 April 2016
9	Council recommendation: Approval
10	Draft conditions: As per the Assessment Report